



Pine Leys, Bury St Edmunds

Sheridans



# Pine Leys, Bury St Edmunds IP32 6EG

Guide Price £550,000

Detached 3-bedroom bungalow enjoying a tucked-away setting at the end of a shared private driveway.

Understood to have been built around 40 years ago of traditional brick construction beneath a tiled roof, this impressive detached bungalow provides a surprisingly spacious level of particularly light and airy accommodation, complemented by attractive south-west-facing gardens and a private town setting.

Offered with no onward chain and gas-fired radiator central heating, the accommodation currently comprises, in brief, an open entrance porch and entrance door opening to the reception hall with door to cloakroom and double doors leading to the spacious sitting room. This room features a fireplace, a large bay window overlooking the gardens, and sliding glass doors opening to the garden room. The dining room is an ideal space for entertaining and could be reconfigured with the kitchen to form a larger kitchen/dining room if desired. The kitchen is fitted with a range of units complemented by built-in appliances and has a door to the rear garden.

The bedroom wing comprises three comfortable bedrooms, all with fitted double wardrobe cupboards. The principal bedroom has an en-suite shower room, and the family bathroom serves the remaining two bedrooms, completing the accommodation.



## Outside

The bungalow is approached via a driveway providing off-road parking, turning space, and access to the double garage. The gardens are a delightful feature, being mostly laid to lawn and complemented by well-stocked flower beds, shrubs, and mature trees. Enjoying a westerly aspect, the gardens are enclosed by mature hedging and fenced boundaries.

## Location

The bungalow enjoys a delightful tucked away setting at the end of a shared private drive whilst within easy reach of the historic town centre and an excellent range of schooling, shopping, recreational, and cultural facilities.

Bury St Edmunds is a picturesque, thriving market town that blends historic charm with modern amenities. The town offers a wide selection of venues for dining, shopping, and leisure, making it a wonderful place to live, work, and visit.

The town's vibrant produce market takes place every Wednesday and Saturday. Highlights include the Abbey Gardens and the Cathedral, as well as the medieval quarter and a bustling modern centre filled with shops, restaurants, and entertainment venues.

## Directions

From the town centre, proceed north along Fornham Road and turn left into Tollgate Lane, where the shared private driveway will be found further up the hill on the left.



- Impressive detached bungalow in tucked away setting at the end of a shared private drive
- Parking for up to 4 cars, double garage
- Charming well stocked south west facing gardens
- No onward chain
- Sitting room with large bay window and fireplace
- Garden room, cloakroom
- Dining room
- Kitchen
- Principal bedroom with en-suite
- Two further bedrooms, bathroom

## Services and agents note

All mains services are connected. Gas fired radiator central heating.

Council West Suffolk Tax Band E

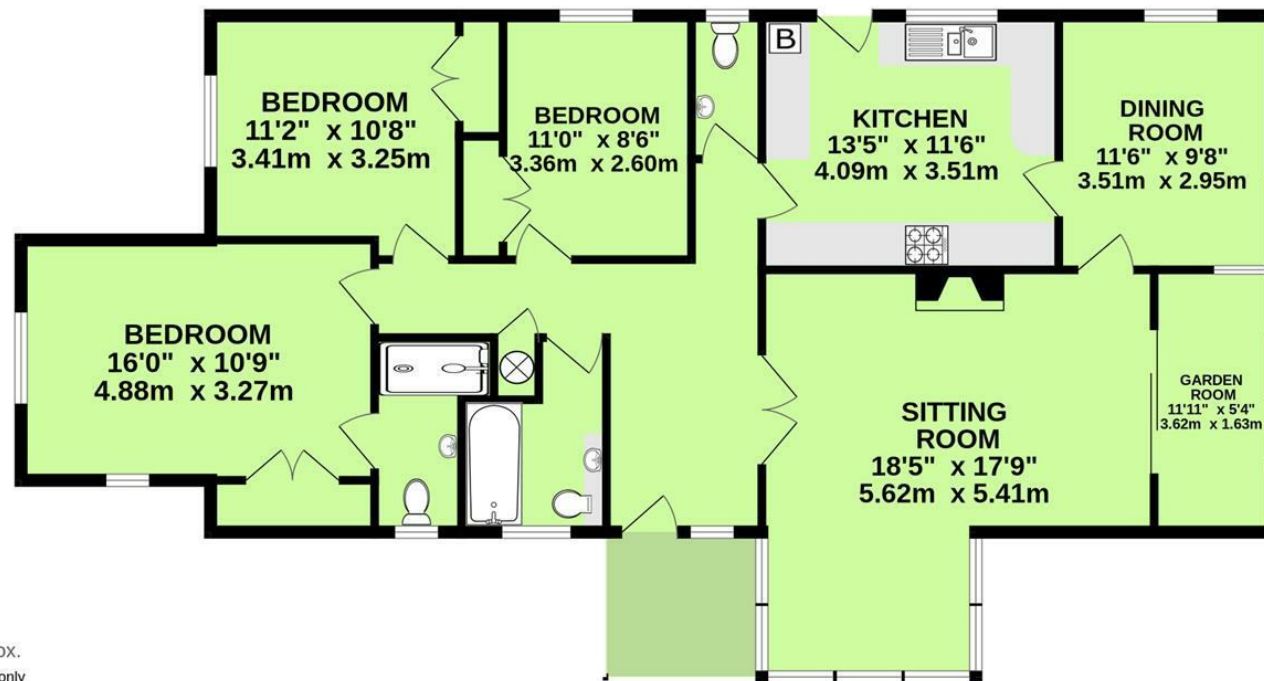
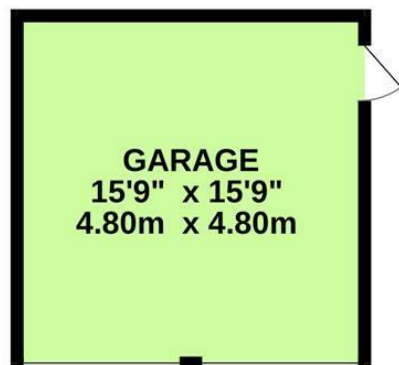
Broadband speed: Up to 71 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low Risk (Source Gov.uk)

Agents note. There is a small exclusive residential development in the proceed of being built to the rear of the bungalow in Northgate Avenue.





TOTAL FLOOR AREA : 1367sq.ft. (127.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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